

PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Charles E. Zulauf and
Louann Zulauf, legal owner of the property situate in Baltimore
County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 28.2 to provide a side and rear yard setback of 4 feet in lieu of the required 30 feet along the Southeastern Expressway ramp and a side and rear yard setback of 9.5 feet in lieu of the required 30 feet along Eastern Boulevard from Section 409.2 (c) (4) to provide a parking space setback of 0 feet instead of the required 8 feet from the right of way of Eastern Boulevard, Southeastern Expressway Ramp and Stemmers Run Road and a parking space setback of 5 feet instead of the required 8 feet from the right of way of Catherine Avenue, from the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Petitioners would like to make additions to the existing building to enhance the site and further benefit the community, but the subject property is irregular in shape and adequate parking facilities cannot be provided without requested variances.

*Section 409.2b (5,687) to provide for 36 parking spaces instead of the required 41 spaces

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser
Address: 213 Virginia Avenue
Baltimore, MD 21221
Petitioner's Attorney
Robert J. Romadka
Address: 809 Eastern Boulevard
Baltimore, MD 21221
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day

of September 1978 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 14th day of October 1978 at 10:15 o'clock

A.M.
Zoning Commissioner of Baltimore County.
(over)

PE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
NW corner of Eastern Blvd. and : OF BALTIMORE COUNTY
Stemmers Run Rd., 15th District :
ZULAUF, CHARLES E., et ux : Case No. 81-79-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman John W. Hession, III
Peter Max Zimmerman John W. Hession, III
Deputy People's Counsel People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
454-2188

I HEREBY CERTIFY that on this 24th day of September, 1980, a copy of the foregoing Order was mailed to Robert J. Romadka, Esquire, 809 Eastern Boulevard, Baltimore, Maryland 21221, Attorney for Petitioners.

John W. Hession, III
John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Robert J. Romadka, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

cc: Frank S. Lee
1277 Neighbors Ave.
Baltimore, Md. 21237

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 17th day of September, 1980.

William E. Hammond
Zoning Commissioner

Petitioner Charles E. Zulauf, et ux

Petitioner's Attorney Robert J. Romadka, Esq. Reviewed by Nicholas E. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 1, 1980

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas E. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Robert J. Romadka, Esquire
809 Eastern Avenue
Baltimore, Maryland 21221

RE: Item No. 247
Petitioner: Zulauf
Variance Petition

Dear Mr. Romadka:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Located on the northwest corner of Stemmers Run Road and Eastern Boulevard, in the 15th Election District, the subject property is presently improved with an existing ceramic store and accessory parking area. This property was the subject of a previous zoning hearing (Case No. 76-20-A) in which variances were granted for setbacks of the existing structure.

In view of your proposal to construct a large addition to the existing structure, additional variances for setbacks and parking are required. As we discussed in our previous conversations, the variances for the proposed addition adjacent to the Southeastern Expressway and Eastern Avenue were advertised as side and rear yard setbacks, since the orientation of the front of the building was uncertain. By doing this, it was decided that all possibilities would be covered.

It should be noted that the comments from the State Highway Administration and the Department of Traffic Engineering were based on the original submitted site plans, which requested a variance of 36 parking spaces in lieu of the required 50 spaces. However, with the submission of the revised site plans, the request has been changed to provide 36 parking spaces instead of the required 41 spaces, which was caused by the reduction in square footage of retail space. After personally showing these revised plans to the representatives of these

Item No. 247 - Zulauf
Page Two
October 1, 1980

departments, it was their decision that their comments would remain as submitted.

Particular attention should be afforded to the comments of the Department of Permits and Licenses.

Enclosed are all comments submitted to this office from the Committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/sf

Enclosures

cc: Frank S. Lee
1277 Neighbors Avenue
Baltimore, Maryland 21237

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 6, 1980

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas E. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Robert J. Romadka, Esquire
809 Eastern Avenue
Baltimore, Maryland 21221

RE: Item No. 247
Petitioner - Zulauf
Variance Petition

Dear Mr. Romadka:

Enclosed is a revised comment from the Bureau of Engineering, concerning the proposed right of way of Catherine Avenue. This is in conformance with the revised plan submitted for the hearing.

If you have any additional questions, please do not hesitate to contact this office.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/sf

Enclosures

cc: Frank S. Lee
1277 Neighbors Avenue
Baltimore, Maryland 21237



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

August 5, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #247 (1979-1980)
Property Owner: Charles E. & Louann Zulauf
N/W cor. Eastern Blvd. and Stemmers Run Rd.
Acres: 2.78 Acres District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Resubdivision of property within Baltimore County is subject to Baltimore County Subdivision Regulations.

Further, the comments which were supplied for a portion of this property, July 7, 1975 (copy enclosed), in conjunction with the Zoning Advisory Committee review for Item 233 (1974-1975) No. 76-20-A, remain valid with the following revision of the Highway Comments in regard to Catherine Avenue.

Catherine Avenue, an existing public road, was severed by the Southeast Freeway, a State highway (MD. 702). The portion of Catherine Avenue remaining, which is contiguous to this overall site, provides access for this property and is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way, with a standard type roadway termination at the end thereof.

Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

Very truly yours,

Ellsworth H. Dyer, P.E.
Ellsworth H. DYER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

Attachment

cc: J. Wimbley, J. Somers

I-SE Key Sheet - 9 NE 31 Pos. Sheet
NE 3 H Topo - 90 Tax Map

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulation would result in practical difficulty and unreasonable hardship upon the petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variances requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

Deputy
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of November, 1980, that the herein Petition for the Variance(s) to permit side and rear yard setbacks of 4 feet and 9.5 feet in lieu of the required 30 feet, parking setbacks of zero feet and 5 feet in lieu of the required 8 feet, and 36 parking spaces in lieu of the required 41 spaces should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The facade of the proposed buildings on the side adjacent to Eastern Avenue shall be two stories in height and be compatible with the existing two-story building.
2. Curb stops shall be securely anchored and parking spaces lined.
3. A revised site plan shall be approved by the Maryland Department of Transportation, the Department of Public Works, the Department of Traffic Engineering, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

Jan M. H. Jung
Deputy Zoning Commissioner of Baltimore County

Baltimore County, Maryland
Department Of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELLSWORTH N. DIVER, P. E., CHIEF

July 7, 1975

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #233 (1974-1975)
Property Owner: Charles E. & Louann Zulauf
N/W cor. of Eastern Blvd. and Stemmers Run Rd.
Existing Zoning: RR
Proposed Zoning: Variance from Sec. 238.2 to permit a front yard setback of 9.5' in lieu of the required 25' and 238.2 to permit a rear yard setback of 0' and a side yard setback of 0' in lieu of the required 30'.
No. of Acres: 0.1180,985 ac. ft. District: 15th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Eastern Boulevard (Md. 150) and Southeast Freeway (Md. 702) are State Roads; therefore, all improvements, intersections, entrances and drainage requirements as they affect these roads come under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Catherine Avenue, an existing public road, has been severed by the Southeast Freeway. The portion remaining in the vicinity of this property, which is being used as the entrance for this site, is proposed to be improved in the future as a 30-foot closed section roadway on a 40-foot right-of-way (minimum). Highway improvements including any necessary highway right-of-way widening and reversible easements for slopes will be required in connection with any grading or building permit application.

Stemmers Run Road is an existing County road for which no further highway improvements are proposed in this immediate vicinity.

Construction or reconstruction of sidewalk, curb and gutter, entrances, apron, etc. will be the full responsibility of the Petitioner in connection with this site.

Item #233 (1974-1975)
Property Owner: Charles E. & Louann Zulauf
Page 2
July 7, 1975

Highways: (Cont'd)

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

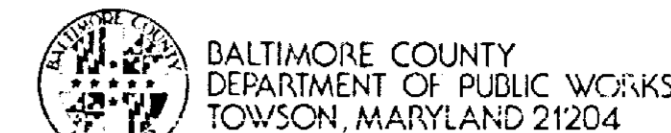
Water and Sanitary Sewers:

Public water supply and sanitary sewerage are serving this site.

Very truly yours,
Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

1-SE Key Sheet
9 NE 31 Pos. Sheet
NE 3 H Topo
90 Tax Map



HARRY J. PISTEL, P. E.
DIRECTOR

October 3, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #247 (1979-1980)
Property Owner: Charles E. & Louann Zulauf
N/W cor. Eastern Blvd. and Stemmers Run Rd.
Acres: 0.78 Acres District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The comments which were supplied for this property August 5, 1980 in conjunction with the Zoning Advisory Committee review for this Item 247 (1979-1980) are amended only in regard to proposed improvement of Catherine Avenue as follows:

Catherine Avenue, an existing public road, was severed by the Southeast Freeway, a State highway (Md. 702). The portion of Catherine Avenue remaining, which is contiguous to this overall site, provides access for this property and is proposed to be improved in the future as a 30-foot closed section roadway on a 40-foot (not 50-foot) right-of-way, with a standard type roadway termination at the end thereof.

Very truly yours,
Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Wimbley
J. Somers

1-SE Key Sheet
9 NE 31 Pos. Sheet
NE 3 H Topo
90 Tax Map



James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

June 27, 1980

Mr. William Hammond
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, June 24, 1980
ITEM: #247.
Property Owner: Charles E. & Louann Zulauf

Location: NW/Corner Eastern Blvd. (Route 150) & Stemmers Run Road
Proposed Zoning: Variance to permit a side and rear yard setback of 4' in lieu of the required 30' along the Southeastern Expressway Ramp and a side and rear yard setback of 9.5' in lieu of the required 30' along Eastern Blvd., to provide a parking space setback of 0' instead of the required 8' from the right-of-way of Eastern Blvd., Southeastern Expressway Ramp and Stemmers Run Rd. and a parking space setback of 5' instead of the required 8' from right-of-way of Catherine Ave. and to provide 36 parking spaces instead of the required 50 spaces.
Acres: 0.78
District: 15th

Dear Mr. Hammond:

An inspection of the site was conducted on June 24, 1980.

The existing parking at the two (2) spaces in the northeast corner should be arranged differently for easier access.

The existing and proposed curb stops must be pinned down securely to prevent vehicles from damaging the existing chain

Mr. W. Hammond

fence at the S.H.A. R/W.

CL:GW:vrd

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

George Wittman
George Wittman

June 27, 1980



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

August 20, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #247, Zoning Advisory Committee Meeting, June 24, 1980, are as follows:

Property Owner: Charles E. and Louann Zulauf
Location: NW/ cor Eastern Blvd and Stemmers Run Road
Acres: 0.78 acres
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

Wheel stops or curbing must be provided along Catherine Avenue and Stemmers Run Road.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development



Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

August 11, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 347
Property Owner: Charles E. & Louann Zulauf
Location: NW/Cor. Eastern Blvd. & Stemmers Run Road
Existing Zoning: RR
Proposed Zoning: Variance to permit a side and rear yard setback of 4' in lieu of the required 30' along the Southeastern Expressway Ramp and a side and rear yard setback of 9.5' in lieu of the required 30' along Eastern Blvd., to provide a parking space setback of 0' instead of the required 8' from the right-of-way of Eastern Blvd., Southeastern Expressway Ramp and Stemmers Run Rd. and a parking space setback of 5' instead of the required 8' from right-of-way of Catherine Ave. and to provide 36 parking spaces instead of the required 50 spaces.

Acres: 0.78
District: 15th

Dear Mr. Hammond:

The requested variance to parking can be expected to cause traffic problems in the area.

Very truly yours,
Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/hmd



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

July 23, 1980

Mr. William R. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #247, Zoning Advisory Committee Meeting
of June 24, 1980, are as follows:

Property Owner: Charles E. & Louann Zulauf
Location: NW/Cor. Eastern Blvd. & Stemmers Run Rd.
Existing Zoning: R1
Proposed Zoning: Variance to permit a side and rear
setback of 4' in lieu of the required
30' along the Southeastern Expressway
Ramp and a side and rear yard setback of
9.5' in lieu of the required 30' along
Eastern Blvd., to provide a parking
space setback of 0' instead of the
required 8' from the right-of-way
of Eastern Blvd., Southeastern Expressway
Ramp and Stemmers Run Rd. and a parking
space setback of 5' instead of the
required 8' from right-of-way of Catherine
Ave. and to provide 36 parking spaces
instead of the required 50 spaces

Acres: 3.78
District: 15th

Metropolitan water and sewer are available.

Mr. William R. Hammond

- 2 -

July 23, 1980

If a food service facility is proposed, complete plans
and specifications must be submitted to the Plans Review Section,
Environmental Support Services, Baltimore County Department of
Health, for review and approval prior to construction.

Very truly yours,

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJE/LW



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

August 6, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Charles E. & Louann Zulauf

Location: NW/Cor. Eastern Blvd. & Stemmers Run Road

Item No: 247

Zoning Agenda: Meeting of June 24, 1980

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this
Bureau and the comments below marked with an "X" are applicable and required
to be corrected or incorporated into the final plans for the property.

(X) 1. Fire hydrants for the referenced property are required and shall be
located at intervals of 200 feet along an approved road in
accordance with Baltimore County Standards as published by the
Department of Public Works. Intervals along Eastern Avenue

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the
Fire Prevention Code prior to occupancy or beginning of operations.

(X) 5. The buildings and structures existing or proposed on the site shall
comply with all applicable requirements of the National Fire
Protection Association Standard No. 101 "Life Safety Code", 1976
Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *[Signature]* Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3010

TED ZALESKI, JR.
DIRECTOR

July 11, 1980

Mr. William R. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #247, Zoning Advisory Committee Meeting, June 24, 1980
are as follows:

Property Owner: Charles E. & Louann Zulauf
Location: NW/Cor. Eastern Blvd. & Stemmers Run Road
Existing Zoning: R1
Proposed Zoning: Variance to permit a side and rear yard setback of 4' in lieu of the
required 30', along the Southeastern Expressway Ramp and a side and rear yard set-
back of 9.5' in lieu of the required 30' along Eastern Blvd., to provide a parking
space setback of 0' instead of the required 8' from the right of way of Eastern
Blvd., Southeastern Expressway Ramp & Stemmers Run Rd and a parking space setback of
5' instead of the required 8' from right of way of Catherine Ave., and to provide
36 parking spaces instead of the required 50 spaces. Acres 0.78 District: 15
The items checked below are applicable:

A. All structures shall conform to the Baltimore County Building Code 1978, the
State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
B. A building/ permit shall be required before beginning construction.
C. Residential: Three sets of construction drawings are required to file a permit
application. Architect/Engineer seal is/ is not required.

D. Commercial: Three sets of construction drawings with a Maryland Registered
Architect or Engineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent
lot line shall be of one hour fire resistive construction, no openings permitted
within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction
is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code,
Section/s

G. A change of occupancy shall be applied for, along with an alteration permit
application, and three require' set s of drawings indicating how the structure
will meet the Code requirements for the proposed change. Drawings may require
a professional seal.

X H. Before this office can/ comment on the above structure, please have the owner, thru
the services of a Registered in Maryland Architect or Engineer certify to this
office, that, the structure for which a proposed change in use is proposed can
comply with the height/area requirements of Table 305 and the required construction
classification of Table 214.

X I. Comments - Retail or mercantile stores are not permitted two story in
wood frame construction unprotected (Table 305).

NOTE: These comments reflect only on the information provided by the drawing
submitted to the office of Planning and Zoning and are not intended to
be construed as the full extent of any permit.
If desired additional information may be obtained by visiting Room #122
(Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

[Signature]
Charles E. Burnham, Chief
Plans Review

CER:raj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: June 18, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: June 24, 1980

RE: Item No: 244, 245, 246, 247, 248, 249
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

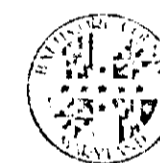
Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

[Signature]
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/hp



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

November 21, 1980

Robert J. Romadka, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Petition for Variances
NW/corner of Eastern Blvd. & Stemmers
Run Rd. - 15th Election District
Charles E. Zulauf, et ux - Petitioners
NO. 81-79-A (Item No. 247)

Dear Mr. Romadka:

I have this date passed my Order in the above captioned matter in accordance
with the attached.

Very truly yours,

[Signature]
Jean M. H. Jung
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

October 27, 1980

Robert J. Romadka, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Petition for Variance
NW/C Eastern Blvd & Stemmers
Run Rd - Charles Zulauf, et ux
Case No. 81-79-A

Dear Mr. Romadka:

This is to advise you that \$68.63 is due for advertising
and posting of the above-property.

Please make check payable to Baltimore County, Maryland and
remit to Sondra Jones, Room 113, County Office Building, Towson,
Maryland 21204, before the hearing.

Very truly yours,

[Signature]
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sj



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

September 30, 1980

Robert J. Romadka, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Petition for Variance
NW/C Eastern Blvd & Stemmers
Run Road
Charles Zulauf, et ux
Case No. 81-79-A

Dear Mr. Romadka:

This is to advise you that \$75.00 is due for advertising
and posting of the above-property.

Please make check payable to Baltimore County, Maryland and
remit to Sondra Jones, Room 113, County Office Building, Towson,
Maryland 21204, before the hearing.

Very truly yours,

[Signature]
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sj

October 8, 1980

Robert J. Romadka, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

NOTICE OF HEARING

RE: Petition for Variances - NW/C Eastern Boulevard and
Stemmers Run Road - Charles E. Zulauf, et ux
Case No. 81-79-A

TIME: 9:30 A.M.

DATE: Thursday, November 6, 1980
(Rescheduled from 10/14/80 at 10:15 A.M.)

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND


WILLIAM E. HAMMOND
ZONING COMMISSIONER OF
BALTIMORE COUNTY

September 17, 1980

Robert J. Romadka, Esquire
809 Eastern Blvd.
Baltimore, Maryland 21221

NOTICE OF HEARING

RE: Petition for Variance - NW/C Eastern Blvd & Stemmers Run
Road - Charles E. Zulauf, et ux - Case No. 81-79-A

TIME: 10:15 A.M.

DATE: Tuesday, October 14, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND


WILLIAM E. HAMMOND
ZONING COMMISSIONER OF
BALTIMORE COUNTY

ROBERT J. ROMADKA
ATTORNEY AT LAW
809 EASTERN BOULEVARD
(GERMANY FEDERAL BUILDING)
ESSEX, MARYLAND 21221

September 29, 1980

686-8274

Hon. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Petition For Variance
NW/C Eastern Blvd. & Stemmers Run Road
Charles E. Zulauf, et ux
Case No. 81-79-A

Dear Commissioner Hammond:

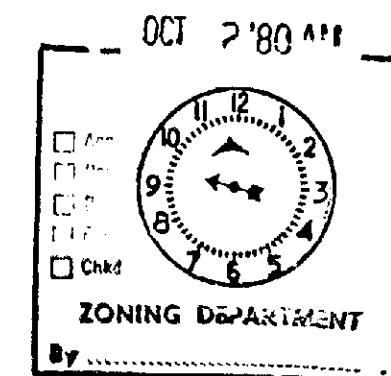
I am in receipt of notice that hearing is scheduled
in the above noted case on Tuesday, October 14, 1980 at
10:15 a.m. Please be advised that I will be on vacation
out of the country from Monday, October 13, 1980 through
October 28, 1980. I would, therefore, appreciate your post-
poning hearing of this case until after I return.

Your kind attention would be greatly appreciated.

Very truly yours,

Robert J. Romadka

dsl
cc: Mr. Charles E. Zulauf
cc: John W. Hessian, III, Esq.
People's Counsel



PETITION FOR VARIANCES

15th District

ZONING: Petition for Variances
LOCATION: Northwest corner of Eastern Boulevard and Stemmers Run Road
DATE & TIME: Tuesday, October 14, 1980 at 10:15 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act
and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit side and rear
yard setbacks of 4 feet and 9.5 feet in lieu of
the required 30 feet; parking setbacks of 0 feet
and 5 feet in lieu of the required 8 feet and
to provide 36 parking spaces in lieu of the required
41 spaces

The Zoning Regulations to be excepted as follows:

Section 238.2 - Side and Rear Yard Setbacks
Section 409.2.b.c(4) - No parking space shall be closer than eight feet to
a street property line
Section 409.2b(5,6&7) - Parking

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Charles E. Zulauf, et ux, as shown on plat plan filed
with the Zoning Department

Hearing Date: Tuesday, October 14, 1980 at 10:15 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

PETITION FOR VARIANCE

15th District

ZONING: Petition for Variances
LOCATION: Northwest corner of Eastern Boulevard and Stemmers Run Road
DATE & TIME: Thursday, November 6, 1980 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act
and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit side and rear
yard setbacks of 4 feet and 9.5 feet in lieu of
the required 30 feet; parking setbacks of 0 feet
and 5 feet in lieu of the required 8 feet and
to provide 36 parking spaces in lieu of the required
41 spaces

The Zoning Regulations to be excepted as follows:

Section 238.2 - Side and Rear Yard Setbacks
Section 409.2.b.c (4,5,6&7) - Parking

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Charles E. Zulauf, et ux, as shown on plat plan filed
with the Zoning Department

Hearing Date: Thursday, November 6, 1980 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Phone: 687-4922

FRANK S. LEE

Registered Land Surveyor

1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

February 22, 1980

Northwest corner of Eastern Blvd. and Stemmers Run Road
15th District Baltimore County, Maryland

beginning for the same at the corner formed by the intersection
of the north side of Eastern Blvd. with the west side of Stemmers Run Rd.
and thence running and binding on the north side of Eastern Blvd. South
55 degrees 54 minutes 07 seconds West 268.78 feet to Ramp "B" of the
Southeastern Expressway, thence running and binding on said Ramp as
follows:- North 62 degrees 52 minutes 52 seconds West 52.50 feet, South
56 degrees 33 minutes 12 seconds West 22.87 feet and by a line curving
to the right with a radius of 375 feet for a distance of 86.14 feet,
thence binding on part of the right of way of said Expressway North 27
degrees 29 minutes 17 seconds West 58.07 feet to the south side of
Catherine Avenue, thence running and binding on the south side of
Catherine Avenue as follows:- North 62 degrees 30 minutes 43 seconds East
100.11 feet, North 61 degrees 41 minutes 01 second East 130.80 feet and
North 62 degrees 33 minutes 12 seconds East 169.72 feet to the west side
of Stemmers Run Road, thence running and binding on the west side of
Stemmers Run Road as follows:- South 59 degrees 15 minutes 17 seconds
East 29.19 feet, South 27 degrees 38 minutes 48 seconds East 35 feet and
South 7 degrees 59 minutes 35 seconds West 15.74 feet to the place of
beginning.

Containing 0.78 acres of land more or less.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE


Mr. W. E. Hammond
Zoning Commissioner
Date: September 26, 1980
Norman E. Gerber, Director
Planning and Zoning
FROM: Petition No. 81-79-A
SUBJECT: Petition for Variances

Petition for Variances
Northwest corner of Eastern Boulevard and Stemmers Run
Road
Petitioner- Charles E. Zulauf, et ux

Fifteenth District

HEARING: Tuesday, October 14, 1980 (10:15 A.M.)

This office shares the concerns expressed by the Department
of Traffic Engineering's representative to the Zoning Advisory
Committee. It would appear that if the proposal were scaled-
down so as not to require the variances, parking, internal
circulation and landscaping could be adequately accommodated.


Norman E. Gerber, Director
Planning and Zoning

NEC:JGH:ab

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15 Date of Posting: 10/29/80
Posted for: Petition for Variances
Petitioner: Charles E. Zulauf, et ux
Location of property: NW corner of Eastern Blvd. & Stemmers
Run Rd.
Location of Signs: corner of property facing East on
Stemmers Run Rd.
Remarks: 2nd eastern due to rescheduled hearing
Posted by: Norman Coleman Signature Date of return: 10/31/80
Number of Signs: 1

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15 Date of Posting: 9/24/80
Posted for: Petition for Variances
Petitioner: Charles E. Zulauf, et ux
Location of property: NW corner of Eastern Blvd. & Stemmers
Run Rd.
Location of Signs: corner of property facing East on
Stemmers Run Rd.
Remarks: 2nd eastern due to rescheduled hearing
Posted by: Norman Coleman Signature Date of return: 10/31/80
Number of Signs: 1

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: DI Revised Plans: _____
 Charge in outline or description _____ Yes
 _____ No

Previous case: 76-20A (233) Map #

PETITIONS FOR VARIANCES
16th DISTRICT

ZONING: Petition for Variance
LOCATION: Northwest corner of
Western Boulevard and
Run Road
DATED: 11:00 A.M., October
18, 1950 at 10:15 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, T. 6-2000,
Baltimore.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and the Board of Appeals of Baltimore County, will hold a public hearing:

Application for Variance to permit side and rear yard setbacks of 10 feet and 15.5 feet in lieu of the required 30 feet; parking setbacks of 0 feet and 15 feet in lieu of the required 8 feet and to provide 36 parking spaces in lieu of the required 41 spaces.

The Zoning Regulations to be executed are as follows:

Section 409.3(c)(1)—No parking space shall be closer than 30 feet to a street property line.

Section 409.3(d), 409.3(e)—Parking.

That parcel of land in the Fifthteenth District of Baltimore County, for the same at the corner formed by the intersection of Western Boulevard and Run Road, with the west side of Stemmers Run Road, on the north side of Eastern Boulevard, South 65 degrees East 100.11 feet West 238.78 feet to Ramp "B" of the Southern Railway Company, choice running and binding on said Ramp as follows:

North 36 degrees 52 minutes East 52.00 feet to East 50 degrees 50 minutes East 22.57 feet to a point, thence curving to the right with a radius of 328 feet for a distance of 86.14 feet, thence binding on part of the right of way of the Southern Railway Company 29 degrees 29 minutes 17 seconds West 53.07 feet to the north line of Catherine Street, thence running and binding on the north line of Catherine Avenue North 63 degrees 30 minutes 62 seconds East 100.11 feet to the north line of Eastern Boulevard North 41 minutes 01 second East 130.85 feet and then North 61 degrees 10 minutes East 169.78 feet to the west side of Stemmers Run Road, thence running and binding on the west side of Stemmers Run Road as follows: South 15 degrees 15 minutes 17 seconds East 29.19 feet, South 77 degrees 47 minutes 48 seconds East 36 feet and South 7 degrees 48 minutes East 36 feet to the place of beginning.

16.74 feet to the place of beginning.

Containing 0.75 acres of land.

Being the property of Charles E. Shultz, et al., as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, November 14, 1950 at 10:15 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, T. 6-2000, Baltimore.

By Order of:

WILLIAM M. HAMMOND,
Zoning Commissioner

JOHN E. BROWN,
Baltimore County

PETITION FOR VARIANCE
10A DISTRICT

ZONING. Petition for Variance
LOCATION: Northwest corner of
Eastern Boulevard and Stemmers
Run Road
DATE & TIME: Thursday, November
6, 1960 at 8:30 A.M.
PUBLIC HEARING: Room 104,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing:

Petition for Variance to permit
side and rear yard setbacks of 4
feet and 8 1/2 feet in lieu of the re-
quired 80 feet; parking setbacks of
8 feet and 5 feet in lieu of the re-
quired 8 feet and to provide 30
parking spaces in lieu of the re-
quired 41 spaces

The Zoning Regulations to be ex-
cepted as follows:

Section 228.3-Side and Rear Yard
Setbacks

Section 602.3.b.4 (4, 5 & 7) - Park-
ing

All that parcel of land in the Fif-
teenth District of Baltimore County
Beginning for the same at the
corner formed by the intersection
of the north side of Eastern Blvd.
with the west side of Stemmers Run
Road and thence running and bind-
ing on the north side of Eastern
Bvld. South 52 degrees 46 minutes
17 seconds West 265.79 feet to "Point
B" of the Southeastern Express-
way, thence running and binding
on said Ramp as follows:-North
62 degrees 53 minutes 52 seconds
West 52.50 feet, South 64 degrees
38 minutes 13 seconds West 23.87 feet
and by a line curving to the right
with a radius of 326 feet for a dis-
tance of 85.14 feet, thence binding
on part of the Right of Way of
said Expressway North 27 degrees
59 minutes 17 seconds West 58.07
feet to the north side of Catherine
Avenue, thence running and bind-
ing on the south side of Catherine
Avenue as follows:- North 62 de-
grees 39 minutes 43 seconds East
100.11 feet, North 61 degrees 41 mi-
nutes 01 seconds East 134.88 feet and
North 63 degrees 52 minutes 13
seconds East 188.79 feet to the west
side of Stemmers Run Road, thence
running and binding on the west
side of Stemmers Run Road as fol-
lows:- North 68 degrees 15 min-
utes 17 seconds East 29.40 feet,
South 27 degrees 38 minutes 42 se-
conds East 95 feet and South 7 de-
grees 59 minutes 35 seconds West
15.14 feet to the place of beginning.
Containing 0.73 acres of land,
more or less.

Being the property of Charles E.
Zolauf, et al, as shown on plat plan
filed with the Zoning Department.

Hearing Date: Thursday, Novem-
ber 6, 1960 at 8:30 A.M.

Public Hearing: Room 104, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland.

By Order Of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County

OCT 16 1960

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE MISCELLANEOUS CASH RECEIPT	NO. 093569
DATE <u>December 8, 1980</u> ACCOUNT <u>01-662</u>	
RECEIVED FROM _____	AMOUNT <u>\$68.83</u>
FOR <u>Robert J. Romadka, Esquire</u>	
FOR <u>Adv. & Posting for Case No. 81-70-A</u>	
DATE <u>9/17/80</u> ACCOUNT <u>01-662</u>	
RECEIVED FROM _____	AMOUNT <u>\$25.00</u>
FOR <u>John B. Gonttrum, Esquire</u>	
FOR <u>Filing Fee for Case No. 81-79-A</u>	
DATE <u>10/7/80</u> ACCOUNT <u>25000</u>	
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE MISCELLANEOUS CASH RECEIPT	NO. 093506
DATE <u>October 15, 1980</u> ACCOUNT <u>01-662</u>	
RECEIVED FROM _____	AMOUNT <u>\$75.00</u>
FOR <u>Robert J. Romadka, Esquire</u>	
FOR <u>Adv. & Posting for Case No. 81-70-A</u>	
DATE <u>10/3/80</u> ACCOUNT <u>75000</u>	

Particulars
For Variance
15th District
Zoning: Public Use
For Variance
Location: Northwest
Zoning: Public Use
Hwy 406 and Stemmers
Run Road.
Public Hearing: Thursday,
November 6, 1980 at 8:30 A.M.
Public Hearing: Room
106, County Building,
111 W. Chesapeake Avenue,
Towson, Maryland.
The Zoning
Commission of the County
Zoning Act and the
Commissioners of the
County, for will hold a public
hearing:
The Zoning Regulations to
permit said and rear
setbacks of 4 feet and 9.6
feet in depth of required
30 feet parking setbacks of
0 feet and 5 feet in lieu of
the required setbacks and to
provide 36 parking spaces
in lieu of the required 41
spaces.
The Zoning Regulations to
be excepted as follows:
Section 202.2 - a. and
Section 409.2.b.c
(4.6.6.8.7) - parking
All of the land in the
Fifteenth District of
Halliwell County
shall be the same
at the corner formed by the
intersection of the north
side of Eastern Blvd. and
the west side of Stemmers
Run road and thence
south 54° 45' 00" East 17
feet to the intersection of
to Ramp "B" and the
Southeastern Expressway,
thence south 54° 45' 00" East
along said Ramp as
follows: - North 62° 58' 33"
12 seconds West 12.50 feet
South 62° 58' 33"
33 minutes 12 seconds West
52.50 feet to the right
curving to the right with a
radius of 328 feet for a
distance of 100 feet and
thence binding on part of
the Right of Way of said
Eastern Blvd. for a distance
of 17 minutes 17 seconds West
38.07 feet to the south side
of said Eastern Blvd. and
thence running and binding on
the south side of Catherine
Road for a distance of 62° 30
minutes 43 seconds East
100.11 feet, North 61° 15'
00" East 12.50 feet, North
12° 58' 33" West and North 62° 58'
33 minutes 12 seconds West
12.50 feet to the intersection
of the west side of Stemmers
Run road, thence running and
binding on the west side of
Stemmers Run road as
follows: - South 59° 59' 59"
59 minutes 59 seconds East
21.98 feet, South 27° 38'
38 minutes 45 seconds East
38 minutes 45 seconds East
38 minutes 45 seconds East
11.74 feet to the place of
beginning.
Containing 0.78 acre and
more or less.
The Public Hearing of
Charles E. Zulauf, et al., as
shown on plat filed in the
County of Baltimore Zoning
Department.
Hearing Date:
Thursday, November 6, 1980
at 8:30 A.M.
Public Hearing: Room
106, County Building,
111 W. Chesapeake Avenue,
Towson, Maryland.
BY ORDER
William E. Hannon
Chairman, Planning and
Zoning Commission
of Baltimore County

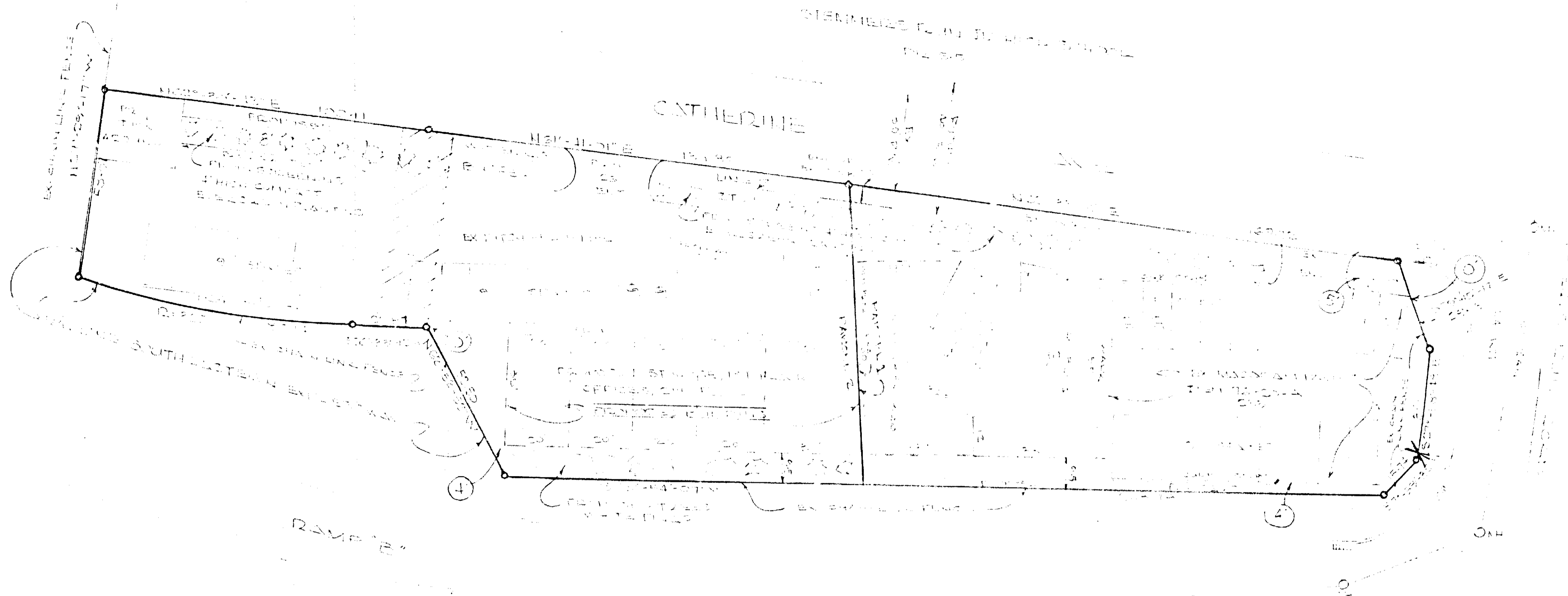
The Essex Times
Essex, Md., Oct 16 1980
Testimony

was inserted in **The Essex Times**, a newspaper
printed and published in Baltimore County, once in
each of one successive
weeks before the 16th day of
Oct, 1980
S. D. White Publisher.

The Essex Times
Essex, Md., Sept 25 1980
This is to Certify, That the annexed
Notice

was inserted in The Essex Times, a newspaper
printed and published in Baltimore County, once in
each of two **successive**
weeks before the 25th **day of**
Sept **, 1980**
Carroll A. Miller **Publisher.**





LOCATION OF
LOT

FRONTAGE 1

ENTIRE 1ST FLOOR, EXISTING BUILDING (11,100 SQ. FT. - RETAIL SALES - 10,000 SQ. FT.) = 0.33 ACRES
ENTIRE 2ND FLOOR, EXISTING BUILDING (1,000 SQ. FT. - OFFICE & WAREHOUSE - 1,000 SQ. FT.) = 0.03 ACRES

FRONTAGE 2

ENTIRE 1ST FLOOR, PROPOSED BUILDING (11,100 SQ. FT. - OFFICES - 10,000 SQ. FT.) = 0.33 ACRES
ENTIRE 2ND FLOOR, PROPOSED BUILDING (1,000 SQ. FT. - OFFICES - 1,000 SQ. FT.) = 0.03 ACRES

TOTAL SQUARE FEET = 41,000 SQ. FT.
TOTAL LOT AREA = 0.36 ACRES

ANALYSIS = 0.36 ACRES

PLAN TO BE SUBMITTED WITH NO SPECIFIC ZONING, SIDING, OR COLOR REQUIREMENTS

(1. ALL BUILDINGS TO BE CONSTRUCTED WITHIN THE LOT LINES)
(2. ALL BUILDINGS TO BE CONSTRUCTED WITHIN THE LOT LINES)

(3. ALL BUILDINGS TO BE CONSTRUCTED WITHIN THE LOT LINES)

(4. ALL BUILDINGS TO BE CONSTRUCTED WITHIN THE LOT LINES)

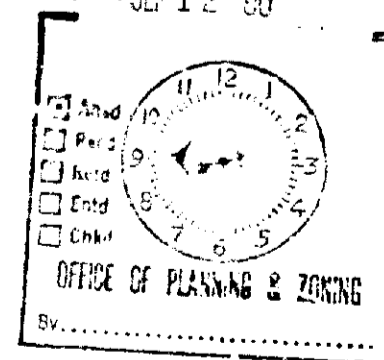
(5. ALL BUILDINGS TO BE CONSTRUCTED WITHIN THE LOT LINES)

FRONTAGE 3

ENTIRE 1ST FLOOR, PROPOSED BUILDING (11,100 SQ. FT. - OFFICES - 10,000 SQ. FT.) = 0.33 ACRES
ENTIRE 2ND FLOOR, PROPOSED BUILDING (1,000 SQ. FT. - OFFICES - 1,000 SQ. FT.) = 0.03 ACRES
ENTIRE 3RD FLOOR, PROPOSED BUILDING (1,000 SQ. FT. - OFFICES - 1,000 SQ. FT.) = 0.03 ACRES

FRONTAGE 4

ENTIRE 1ST FLOOR, PROPOSED BUILDING (11,100 SQ. FT. - OFFICES - 10,000 SQ. FT.) = 0.33 ACRES
ENTIRE 2ND FLOOR, PROPOSED BUILDING (1,000 SQ. FT. - OFFICES - 1,000 SQ. FT.) = 0.03 ACRES



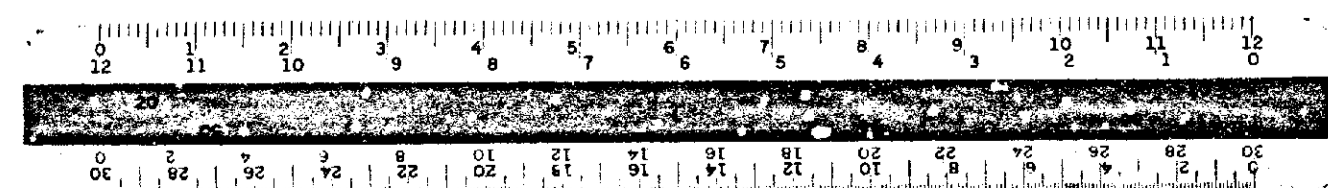
REVISED PLANS

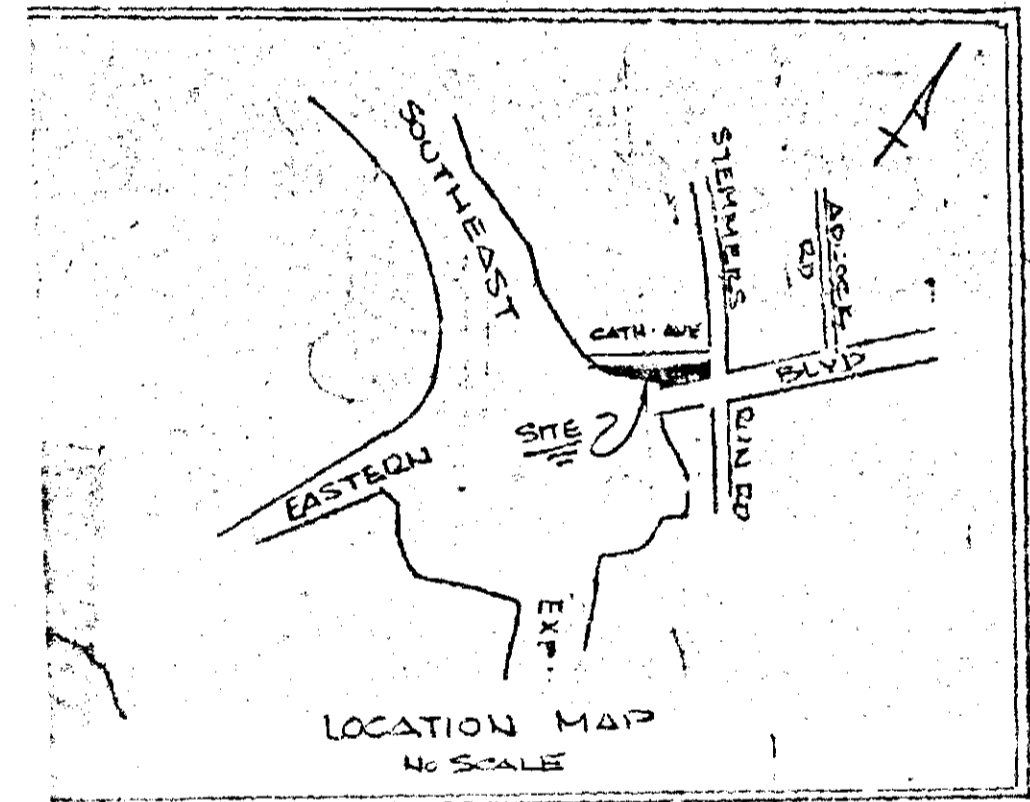
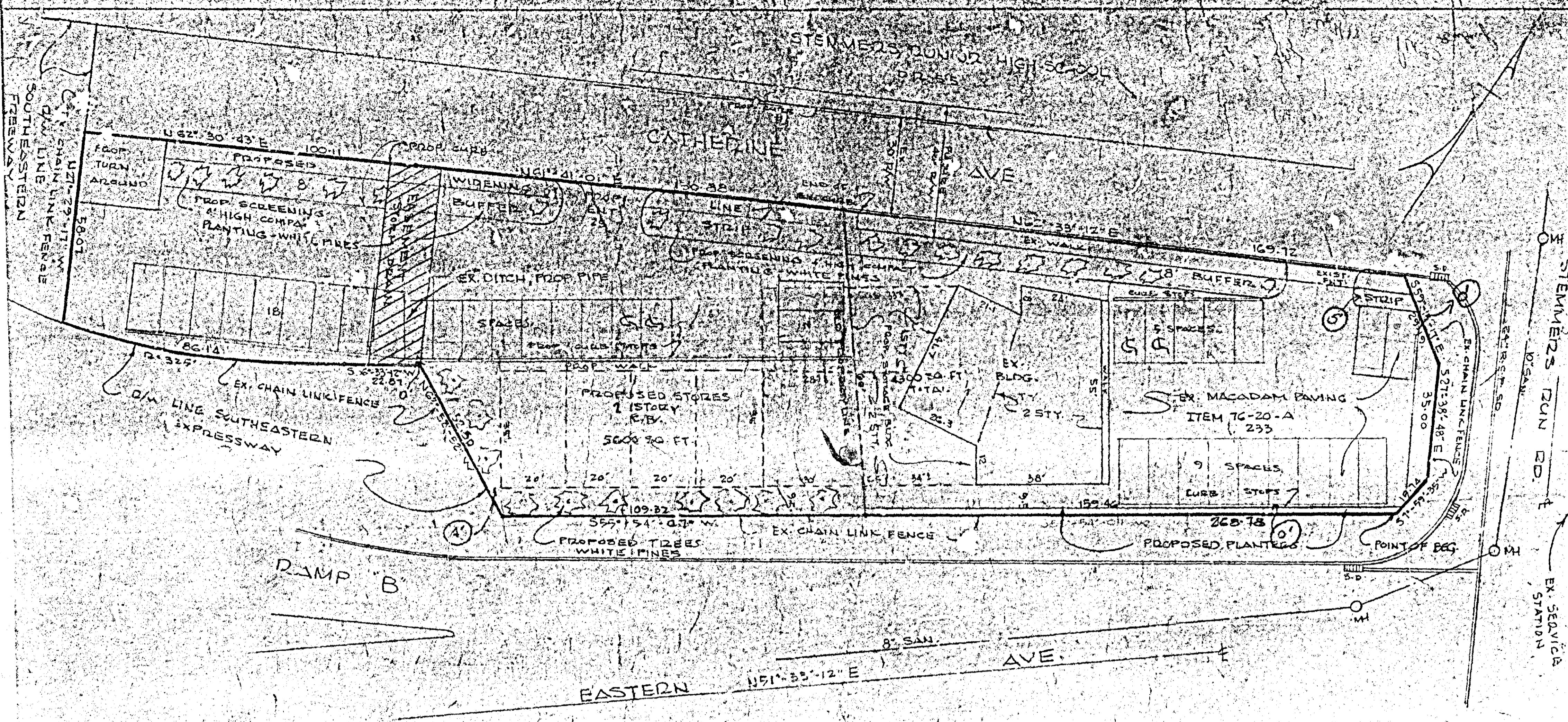
Item 347



FRANK B. LEE
1277 NICHOLS AVE.
LOS ANGELES, CALIF.

REPRODUCED BY THE OFFICE OF THE COUNTY CLERK
COUNTY OF LOS ANGELES



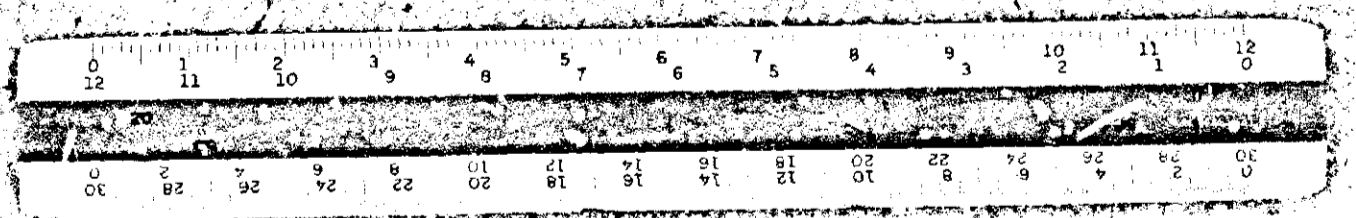


PLAT TO ACCOMPANY PETITION FOR A SIDE YARD AND PARKING VARIANCE
 (SIDE YARD VARIANCE 4' IN LIEU OF THE REQ. 30') (REAR YD. OF 9.5 IN LIEU OF REQ. 30' - EASTERN BLVD.)
 (PARKING 0' INSTEAD OF THE REQ. 8' FROM R/W OF EASTERN BLVD. & SOUTHEASTERN EXPRESSWAY RAMP & STEMERS RUN RD.
 5' FROM R/W OF CATH. AVE. 8' FROM R/W OF CATH. AVE.
 15TH DISTRICT BALTIMORE COUNTY, MARYLAND
 SCALE: 1" = 20' DATE: 2-22-89

EXISTING USE - CERAMIC SHOP
 PROPOSED USE - CERAMIC SHOP, STORAGE & RETAIL SHOPS
 EXISTING ZONING - B2
 PROPOSED ZONING - SAME
 AREA OF LOT - 0.18 AC.
 AREA OF EX. & PROP. BLDGS. 9900 SQ. FT.

PARKING DATA
 NO. OF SPACES REQ. (1/200⁺) (TOTAL SQ. FT. OF BLDGS. = 9900⁺) = 50 SPACES
 NO. OF SPACES PROVIDED = 36

THE ENTIRE PARKING AREA TO BE MACADAM PAVED WITH BITUMENS CURBING & CURB STOPS
 PREVIOUS CASE # 76-20-A (ITEM # 233)



Did Plot

September 26, 1997

ZONING OFFICE

SUBJECT: LIMITED EXEMPTION PLAN COMMENTS

PROJECT NAME: 1546 Eastern Avenue

PLAN DATE: 2/17/97

PROJECT NUMBER: 97-051-2

PDM NUMBER: XV-666

LOCATION: corner of W/S Stemmers Run Road
S/S Catherine Avenue

DISTRICT: 15

PROPOSAL: Commercial Addition for Storage

ZONING: B.R.-A.S.

TO: DIRECTOR OF PERMITS & DEVELOPMENT MANAGEMENT

Dear Sir:

The undersigned respectfully requests that the above proposal be reviewed in respect to the comments that were indicated on the attached letter from MR. MITCHELL J. KELLMAN, Planner II, Zoning Review on 2/17/97.

In reference to the proposed project, there is no intention to ignore 'the spirit and intent of the granted zoning variance'.

In reference to the parking, the site is capable of accommodating, and was approved to allow parking for, thirty-six (36) parking spaces. However, the architect, Mr. McClelland, was instructed by the Office of Planning and Zoning to show only the required number of parking spaces required for the project.

It is therefore requested, that you determine that this project be 'within the spirit and intent of the granted zoning variance'.

Also, zoning on this project is B.R.-A.S..

Respectfully,

Charles Zulauf
Charles Zulauf
(410) 686-8973

October 7, 1997

15th Election District

Dear Mr. Zulauf:

Please be advised that the Department of Permits and Development Management, Zoning Review Bureau, has considered your request as being within the spirit and intent of the last referenced zoning hearing (81-29-A). You may proceed with the processing of the limited exemption plan.

81-79-A

Sincerely,

Mitchell J. Kellman
Mitchell J. Kellman
Planner II, Zoning Review

MJK:rye

c: zoning case 81-29-A

MICROFILMED

**Speed
Letter**

In the interest of speed and economy, we are replying to your letter with marginal notes. If you need more information, do not hesitate to call or write. Thank you for your interest.

